



# City Heights Square

Residential / Retail

## Project Summary

**Housing Type:** Family Rental Apartments

**Location:** 4332 University Avenue  
(City Heights Project Area)

**Lot Size:** 60,984 SF

**Total Units:** 92

**Affordable Units:** 14

### **Income Mix:**

Very Low	Low	Mod	Unrestricted
4	10	0	78

### **Unit Mix:**

0 BD	1 BD	2 BD	3 BD	4 BD
0	6	19	67	0

## Development Team

**Developer:** City Heights Realty, LLC

**Architect:** David T. Lorimer Architect &  
Associates, APC

## Development Budget

Total Development Costs: \$38,626,665

## Funding Sources

Redevelopment Agency; Developer Equity

## Project Description

City Heights Square is a mixed-use project (retail, office, and residential) at the northwest corner of the intersection of University Avenue and Fairmount Avenue. The residential component will consist of 92 units, of which 14 three-bedroom units will be made available to families earning 50% to 65% of the area median income. The project will include approximately: 20,500 square feet of retail space; 3,000 square feet of office space; two levels of subterranean parking (to include a minimum of 210 parking spaces); and a minimum of 45 covered surface-level parking spaces. As part of the bigger project, a pocket park will also be built next door. Construction began in January 2010 and is anticipated to be completed by fall 2011.

